

# MSAO-1

## Frequently Asked Questions

MILITARY SOUND ATTENUATION OVERLAY

### **What is the “MSAO-1” Camp Bullis Military Sound Attenuation Overlay?**

The MSAO-1 is a zoning overlay district.

### **What does “sound attenuation” mean?**

Sound attenuation is simply defined as reducing the intensity of a sound.

### **What is the purpose of the MSAO-1 Overlay?**

The purpose of the MSAO-1 is to address the public concern over noise created by the military training activities at Camp Bullis by establishing sound insulation standards for land uses sensitive to elevated noise levels. The intent is to improve the sound insulation of buildings to lessen the noise audible within and mitigate the effects of noise on the occupants, improving the compatibility of new construction with the existing long-term use of Camp Bullis.

### **What is an Overlay Zoning District?**

An overlay zoning district is established by municipal ordinance and prescribes supplemental regulations to address special land use concerns. Overlay districts are applied to an area in combination with the underlying or base zoning district.

### **How will the MSAO-1 affect my property?**

All habitable portions of new structures occupied by noise sensitive land uses must be designed and constructed to achieve an outside to inside noise level reduction of at least 25 decibels or must be built to the standards specified in the ordinance. All structures built prior to the effective date of the MSAO-1 district designation shall have legal nonconforming status.

### **What does “legal nonconforming status” mean?**

‘Legal nonconforming status’, or ‘grandfathered’, refers to the continued use of all structures occupied by noise sensitive land uses as legally existing prior to rezoning. All grandfathered structures can individually continue until such time as they are substantially damaged or destroyed.

### **Will I be required to make changes to my house or building?**

No, any ‘grandfathered’ structures can remain unaltered. However, new construction must comply with the adopted regulations.

### **What land uses are considered “noise sensitive” uses?**

The ordinance adopting the MSAO-1 overlay identifies the following noise sensitive uses (examples); residential structures, assisted living facilities, churches, in-patient medical facilities, funeral homes, child care facilities, libraries, and schools. For a detailed list please refer to the adopted ordinance.

### **What are the sources of noise that make the MSAO-1 necessary?**

Camp Bullis is the primary training site for Fort Sam Houston, supporting a wide range of training operations including small arms and large caliber firing ranges, simulation facilities, maneuver areas, combat medicine, and combat air-drop training. Primary noise generators include gunfire, low-level helicopter flights, and fixed-wing aircraft.